

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**MEETING OF THE DESIGN REVIEW BOARD
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

QUASI-JUDICIAL PUBLIC HEARING

**June 6, 2023
7:00 PM**

AGENDA

CALL TO ORDER: At approximately 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for a pre-cast concrete wall for “Brian & Brittany Riemer” located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing a 7ft pre-cast concrete wall along Kane Concourse. The code requires that if portions of fences or walls abut a street, the specified design mandates are listed in Section 23-22(i)(5) that limit solid opaque portions and require non-opaque (open) decorative designs to avoid the appearance of large expanses of a solid wall surface. The code states "The DRB may grant exceptions to the criteria for specific sites based on creative and compatible design solutions and location issues. Enclosed please find the survey, letter from the owner and picture on the proposed wall. (Item #1)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for a facade modification for “Baby Luna” located at 1155 102 Street, Lot 11 of Block 5. The property owner is proposing to renovate the 10 interior units but, also including changing the existing doors and windows (same size / shape). However, 8 units of the 10 (NIC #105 / #202) have a noticeable exterior facade modification to the entrance of some units. The proposal is to remove the existing sliding glass doors / existing main door and construct a new French door with an integrated new main front door almost flush with the existing common walkways in the complex. Enclosed please find the site plan and elevations. (Item #2)

** Staff Review:*
The design meets the Town Code and was approved by Michael Miller Planning Associates.

3. Request for approval for an addition to an existing single-family home for “Alexander Galsky Trust” located at 1271 95 Street, Lot 9 of Block 31. The owner is proposing an addition of 742

sq. ft. The expanded home will have 4 bedrooms / 4 baths and no garage. The new total square footage will be 3,549 sq. ft. Enclosed please find the site plan and elevations. (Item #3)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

4. Request for approval for a new multi-family dwelling for "CHBH 103 Street LLC" located at 10270-10290 E. Bay Harbor Drive, Lots 1-2 / 14-15 of Block 5. On December 6, 2022, and March 7, 2023, the Board deferred the project. The architect revised the plans as requested by the Board's comments. The developer is proposing to construct a new seventy-seven (77) dwelling unit mid-rise development. The proposed architecture style is a typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building will have six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The proposed building would require the developer to acquire 36 TDR units. Enclosed please find the site plan and elevations. (Item #4)

** Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10270-10290 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Approval of the minutes of the meeting held on March 7, 2023 and April 11, 2023. (Item #5)
6. Discussion item to possibly change the August 1, 2023 scheduled meeting date to a later date in the month.
7. Discussion regarding possible DRB review of construction compliance with approved plans. (Sponsored by Chair Hurwitz)

ADJOURNMENT: Approximately 10:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.